

DRAFT

**TOWN OF GILBERT
PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
AUGUST 2, 2017**

COMMISSION PRESENT: Chairman Kristofer Sippel
Vice Chairman Brian Andersen
Commissioner David Cavenee
Commissioner Greg Froehlich
Commissioner Brian Johns
Commissioner Joshua Oehler
Alternate Commissioner Seth Banda (sat on dais)
Alternate Commissioner Mary Harris (sat on dais after
Commissioner Greg Froehlich left the dais)

COMMISSION ABSENT: Commissioner Carl Bloomfield

STAFF PRESENT: Bob Caravona, Senior Planner
Ashlee MacDonald, Planner II
Nichole McCarty, Planner II
Gilbert Olgin, Planner II
Amy Temes, Senior Planner
Nathan Williams, Senior Planner
Principal Planner Catherine Lorbeer

ALSO PRESENT: Attorney Nancy Davidson
Council Liaison Brigitte Peterson
Recorder Debbie Frazey

PLANNER	CASE	PAGE	VOTE
Amy Temes	DR16-48	4	Approved
Nichole McCarty	DR17-1049	4	Approved
Bob Caravona	DR17-1050	4	Approved
Ashlee MacDonald	DR17-1068	4	Approved
Nichole McCarty	DR17-1016	4	Continued
Amy Temes	ST17-1006	6	Approved
Ashlee MacDonald	GP17-1004	10	Approved

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CALL TO ORDER REGULAR MEETING

Chair Sippel called the Regular Meeting of the Planning Commission to order at 6:19 p.m.

ROLL CALL

Recording Secretary Debbie Frazey called roll and a quorum was determined to be present.

6. APPROVAL OF AGENDA

Chair Sippel called for a motion to approve tonight's agenda. Vice Chair Brian Andersen made a MOTION to approve the agenda with the following changes: Moving Item #14, DR17-1016, ARC Gilbert and Item #16, ST17-1006, Cooley Station Parcels 10 and 17, to the consent agenda; seconded by David Cavenee; and passed unanimously.

Motion passed 7-0

7. COMMUNICATION FROM CITIZENS.

At this time, members of the public may comment on matters within the jurisdiction of the Town, but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.

Chair Sippel asked if there were any members of the public who wished to speak on something that was not on the agenda. Chair Sippel then invited Carol Crowe to come up to the podium to address the Commission. He indicated that Ms. Crowe would like to speak about the ALA campus at the corner of Higley Road and the 202 Freeway.

Carol Crowe, of Gilbert, introduced herself. She said she had lived in her home for 11 years and she had purchased the property knowing that there was an empty lot behind the home. She said at that time, they knew it would eventually likely be zoned for something commercial. She said she believes that in 2016, American Leadership Academy (ALA) went before the Town of Gilbert Planning Commission regarding their new campus. At that time, they communicated to residents that they would like to share the plan of what that project would look like. She said that was at the end of 2016. She said the residents did not find out any additional plan information until the beginning of April 2017. She said that the residents were never updated by ALA on what was going to take place within the construction zone. She said that the residents in the area are impacted daily by the construction noise and zones. She said she has been trying to work with appropriate departments within the Town of Gilbert to address these concerns. She said they have been unsuccessful in trying to get through to the appropriate people at ALA. She said they have been living through these construction issues for three months now and finally on July 14th at 2:00 a.m. in the morning, they were awoken by cement trucks pouring concrete right

near the back of their home. She said that was a disappointment to them. She has been disappointed by the lack of communication from ALA regarding the noise that would happen. She said through her own resourcefulness she was able to find someone on Staff by the name of John Morgan, who helped her present her case to the American Leadership Academy. She mentioned a man named Richard Moss, who had not been returning her calls. On that same day, they filed a police report regarding the noise issue and the fact that it was breaking the noise ordinance. She said she realizes she cannot change what has happened in the past, but she wants to know what she can do in the future. She said as a citizen, quality of life in Gilbert is very important to her, and she would like additional information about the traffic. She would like to know when the traffic light will be installed. She said currently a lot of traffic is being backed up. She said she wants to know when the signals, the traffic lights, the speed indication and the warning signs will be addressed. She said she has received no notification. She said she wonders when the additional concrete pouring will take place. She said she has been told by the Town of Gilbert that further concrete pouring for the tennis courts is on hold right now until they resolve this issue. She said they currently have no communication and she would like to have further communication from the proper departments in the Town. She said she doesn't know who the right contacts are. She said she has gone around in circles for the past three months and has only been able to get through, due to her own resourcefulness. She finished by saying she is concerned about the signage, the traffic light, and the lighting. She said they had no idea what the lighting was going to be, until one day they turned on the parking lights and now it is like daylight in the back corner of their house. She said they are also concerned about the lighting for the stadium area. She said they have no idea what that will look like when it is turned on and how bright it will be. She said they love schools in the area, but as residents, they want to know what this process is going to look like and what they are going to be faced with in terms of the noise levels. She also shared her concern about the possibility of parking off campus. She said she has found through experience, that sometimes people go off campus for their parking. She wants to know how that will be regulated and managed moving forward. She asked for help in getting some understanding regarding her concerns. She pointed out where her home was in relationship to the ALA site, noting the location of her home and the fact that she will be greatly impacted by a number of her concerns. She said she desires assistance in understanding what the future plans are and she realizes the way to do that would be to communicate with ALA. However, she pointed out that she has been unable to communicate with ALA. She said the only communication they ever had was at the very beginning and that no further follow-up has been done with the residents.

Chair Sippel thanked Carol Crowe for bringing her concerns to the attention of the Planning Commission. He asked Catherine Lorbeer if she would take point from the Staff side on following up with Carol Crowe. He then told Carol Crowe that Catherine Lorbeer would provide her with her contact information so that she could communicate with her in the future. He said there are a lot of moving parts to the ALA campus right now and he said he appreciates that Ms. Crowe had brought this information to the Commission.

PUBLIC HEARING (CONSENT)

All items listed below are considered consent calendar items and may be approved by a single motion unless removed at the request of the Commission/Board for further discussion/action.

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Other items on the agenda may be added to the consent calendar and approved under a single motion.

Chair Sippel read the Public Hearing (Consent) Agenda (listed with Staff Recommendations below) as follows: Item 8, DR16-48, Shops at Circle G Corporate Park; Item 9, DR17-1049, Bill Luke Auto Dealership; Item 10, DR17-1050, Rudy's Restaurant and Country Store; Item 11, DR17-1068, Gilbert Fire Station No. 9; Item 14, DR17-1016, ARC Gilbert and Item 16, ST17-1006, Cooley Stations Parcels 10 and 17.

At that time, Greg Froehlich declared a Conflict of Interest on Item 16, ST17-1006.

Chair Sippel then called for a motion on the other Consent Agenda items and indicated they would do a separate motion for Item 16. Catherine Lorbeer then informed Chair Sippel that Item 14 needed to be a motion for continuance. Chair Sippel said he would make sure that the Vice Chair included that in his motion. At that time, Vice Chair Andersen made a **MOTION** to approve Item 8, DR16-48, Shops at Circle G Corporate Park; Item 9, DR17-1049, Bill Luke Auto Dealership; Item 10, DR17-1050, Rudy's Restaurant and Country Store; Item 11 DR17-1068, Gilbert Fire Station No. 9; and Item 14, DR17-1016, ARC Gilbert for continuance to the September 6, 2017 hearing; seconded by Greg Froehlich; passed unanimously.

Motion passed 7-0

- 8. DR16-48, SHOPS AT CIRCLE G CORPORATE PARK: SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 9.16 ACRES, GENERALLY LOCATED AT THE NORTHWEST CORNER OF POWER ROAD AND GALVESTON STREET AND ZONED REGIONAL COMMERCIAL (RC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR16-48, Shops at Circle G Corporate Park: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 9.16 acres, generally located at the northwest corner of Power Road and Galveston Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 2, 2017 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

3. Signage is not included in this approval. Design Review for a Master Sign Plan or Comprehensive Sign Plan approval is required prior to submitting for sign permits.
9. **DR17-1049, BILL LUKE AUTO DEALERSHIP: SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR AN APPROXIMATELY 24,000 SF AUTOMOTIVE RETAIL DEALERSHIP AND A 64,000 SF VEHICLE RE-CONDITIONING FACILITY, LOCATED ON APPROXIMATELY 14 ACRES, GENERALLY LOCATED SOUTHWEST OF THE SOUTHWEST CORNER OF VAL VISTA DRIVE AND PECOS ROAD AND ZONED GENERAL COMMERCIAL (GC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY, SUBJECT TO CONDITIONS.**

STAFF RECOMMENDATION

Make the Findings of Fact and approve DR17-1049, Bill Luke Auto Dealership: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for an approximately 24,000 sf automotive retail dealership and a 64,000 sf vehicle re-conditioning facility, located on approximately 14 acres, generally located southwest of the southwest corner of Val Vista Drive and Pecos Road and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 2, 2017 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. All signs shall be approved through a separate permitting process.

10. **DR17-1050, RUDY'S RESTAURANT AND COUNTRY STORE: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, BUILDING ELEVATIONS, COLORS AND MATERIALS, AND LIGHTING FOR APPROXIMATELY 1.79 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF HIGLEY AND BASELINE ROADS AND ZONED REGIONAL COMMERCIAL (RC).**

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR17-1050, Rudy's Restaurant and Country Store: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.79 acres, generally located at the northeast corner of Higley and Baseline Roads and zoned Regional Commercial (RC), subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 2, 2017 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

11. DR17-1068: SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 2.48 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF E. OCOTILLO RD AND S. WILSON WAY AND ZONED SINGLE FAMILY - 35(SF-35) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR17-1068: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.48 acres, generally located at the southeast corner of E. Ocotillo Rd. and S. Wilson Way and zoned Single Family -35 (SF-35) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 2, 2017 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. At the time of construction document submittal, the applicant will update the grading and drainage plan and landscape plan to reflect the additional concrete area located south of the Wilson Way entry drive to match site plan sheet A100.

14. DR17-1016, ARC MEDICAL OFFICE

STAFF RECOMMENDATION

Move to continue DR17-1016, ARC Medical Office, to September 6, 2017.

Chair Sippel then called for the second motion on the Consent Agenda to approve Item 16 (subject to Staff Recommendations listed below). Vice Chair Andersen then made a **MOTION** to approve ST17-1006, Cooley Station Parcels 10 and 17; seconded by Seth Banda, motion carried.

Motion carried 6-0 with Commissioner Froehlich abstaining due to Conflict of Interest

16. ST17-1006: COOLEY STATION PARCELS 10 AND 17 CENTRAL VERMONT SERIES, NEW STANDARD PLANS (PLANS 1841, 1989 AND 2097) BY FULTON HOMES ON 209 LOTS (LOTS 36-67, 87-110, 124-137, 185-214, 243-263, 282-299, 305-336, AND 354-391) GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF RECKER AND WILLIAMS FIELD ROADS AND ZONED SINGLE FAMILY - DETACHED (SF-D) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY, SUBJECT TO CONDITIONS.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve ST17-1006, Cooley Station Parcel 10 and 17 Central Vermont Series: the addition of three new standard plans (Plans 1841, 1989 and 2097) by Fulton Homes on 209 Lots (Lots 36-67, 87-110, 124-137, 185-214, 243-263, 282-299, 305-336, and 354-391) generally located southeast of the southeast corner of Recker and Williams Field Roads and zoned Single Family - Detached (SF-D) with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. All standard plans shall meet the requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Planning Commission/ Design Review Board as presented at the public meeting of August 2, 2017.

PUBLIC HEARING (NON-CONSENT)

Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item, you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.

12. GP17-1004, MORRISON RANCH POWER & ELLIOT COMMERCIAL: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 8 ACRES OF REAL PROPERTY WITHIN THE MORRISON RANCH BUSINESS CENTER PLANNED AREA DEVELOPMENT (PAD) AND GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF POWER ROAD AND ELLIOT ROAD FROM BUSINESS PARK (BP) TO GENERAL COMMERCIAL (GC).

13. Z17-1009, MORRISON RANCH POWER & ELLIOT COMMERCIAL: REQUEST TO AMEND ORDINANCE NO. 2219 AND REZONE APPROXIMATELY 8 ACRES OF REAL PROPERTY WITHIN THE MORRISON RANCH BUSINESS CENTER PLANNED AREA

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DEVELOPMENT (PAD) OVERLAY DISTRICT AND GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF POWER AND ELLIOT ROADS FROM BUSINESS PARK (BP) WITH A PAD OVERLAY ZONING DISTRICT TO GENERAL COMMERCIAL (GC) WITH A PAD OVERLAY ZONING DISTRICT.

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP17-1004, to change the land use classification of approximately 8.0 acres of real property within the Morrison Ranch Business Center Planned Area Development (PAD), and generally located north of the northwest corner of Elliot and Power Roads from Business Park to General Commercial land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z17-1009 rezoning approximately 8.0 acres of real property within Morrison Ranch Business Park Planned Area Development (PAD) and generally located north of the northwest corner of Elliot and Power Roads from Business Park (BP) zoning district with a Planned Area Development overlay to General Commercial (GC) zoning district with a Planned Area Development overlay, subject to the following conditions.
 - 1. All of the conditions and development standards of the Morrison Ranch Business Park PAD set forth in Ordinance No. 2219 shall continue in full force and effect.

At this time, Commissioner Froehlich declared a Conflict of Interest on Items 12 and 13, as well as a Conflict of Interest on Item 15.

In recognition of the fact that Commissioner Froehlich had a Conflict of Interest on the remaining agenda items and would be leaving the dais, it was determined that Mary Harris would come up to the dais for the rest of the Regular Meeting. Chair Sippel then invited Planner MacDonald to begin her presentation.

Ashlee MacDonald began her presentation on Item 12, GP17-1004, Morrison Ranch Power and Elliot Commercial and Item 13, Z17-1009, Morrison Ranch Power and Elliot Commercial. She said she had a very brief presentation as this was a pretty straightforward case. She shared the location of the site north of the northwest corner of Elliot and Power Roads. She said the subject site is currently vacant and sits next to Big League Dreams. She said the request is for a General Plan Amendment from Business Park (BP) to General Commercial (GC) and a zoning change from Business Park (BP) with a PAD to General Commercial (GC) with a PAD to allow for commercial development. She indicated that the total acreage of this rezoning is 8 acres. She said there is existing General Commercial (GC) at the northwest corner. She said that the

applicant is looking to expand the General Commercial at that corner. She said there is interest from a grocery store to develop at this corner. She said the General Commercial would grow to 22.7 acres and the Business Park would remain at roughly 22 acres with this change. She pointed out on one of her exhibits that it is just an 8 acre change extending northward of the General Commercial land use designation. She said it is important to note that this site is part of the Morrison Ranch Character Area, which is a 15,000 area mixed-use, masterplanned community. She said the change is consistent with the goals and objectives of that land use classification in that it will provide for a mixture of jobs and services to the site and it will also provide a wide range of community service. In terms of the zoning request, Planner MacDonald said they were looking at the same 8 acre site and expanding the Commercial to the north and to the west slightly. She reminded the Commission that the property is part of the Morrison Ranch Business Park PAD. She said it was removed from the Morrison Ranch Overall PAD at one point and then a new PAD overlay was placed. She said that the applicant is looking to comply with all of the standards and deviations previously approved as part of the Business Center. She said this would allow development of a grocery-driven commercial center. She said they are not proposing any changes to the deviations previously approved. She said that Staff recommends approval of both the General Plan Amendment as well as the Rezoning.

Chair Sippel thanked Planner MacDonald for her presentation and reminded the audience that this was a Public Hearing.

Comment: Joshua Oehler said it looked like there is 242' left once you take the drive out of that Business Park. He said it makes the little piece pretty narrow. He said he has seen cases come back 10 years later, where they couldn't develop anything due to the small size. He said he is a little worried that they are setting this up for nothing to be built on the parcel even though it is 200 feet.

Response: Ashlee MacDonald acknowledged that this was one of the things that Staff was initially concerned with also. She said a Future Development Plan is included in the Commissioner's Staff Packet. She said this Plan shows a possible access road and the applicant does believe that this is still developable. She let the Commission know that Howard Morrison was in attendance at tonight's meeting and could address this concern if desired.

Chair Sippel invited Howard Morrison forward to speak to the Commission.

Howard Morrison, introduced himself and stated that Staff had brought this concern to their attention. He said they had envisioned that the access road be at the very back (west edge) of the commercial property. He said they have been working with Staff regarding the ways in which the property is more developable if the access road is moved to the very west edge of the entire property. He said they are comfortable with the opportunity of moving that access road at a later date.

Question: Joshua Oehler said he appreciates that Mr. Morrison is comfortable with it as the landowner. He asked if they had done any research to see what a Business Park building would look like with some parking that meets Town Standards.

Answer: Howard Morrison said they have done internal work to that end and they are comfortable with what could be built and placed. He said in this case, depth was the limiting factor, but in most cases width can help overcome that.

Chair Sippel asked if there were any other questions for the applicant. Seeing none, he reminded the members of the audience that this was a Public Hearing and he asked if there were any citizens present who wished to speak on Item GP17-1004. Seeing none, he invited Planner MacDonald back to the podium. He called for additional questions or comments for Planner MacDonald.

Question: Joshua Oehler asked what the landscape setbacks were off that street when they create this internal line. He asked what the Town Standards were.

Answer: Ashlee MacDonald said she would defer to Catherine Lorbeer for this information. She informed Commissioner Oehler that she had taken a look at some other properties that have developed with office type uses that have a similar configuration. She said she had found a couple of examples throughout the Town.

Question: Catherine Lorbeer asked to clarify if Commissioner Oehler was asking about the side setback for the Business Park.

Answer: Joshua Oehler said he wanted to know the required setbacks regarding the Business Park, because the General Commercial would be kind of squaring up and creating a more awkward piece for the Business Park. He said he looks at the existing zoning and it is more dominated by the Business Park. He said he understands the reasoning of going to the General Commercial, but he wants to make sure this doesn't come back to the Commission years later. He said he could see someone wondering at a later time, why they would have approved something like this.

Comment: Catherine Lorbeer said that the required perimeter setback for Business Park adjacent to Commercial is 15'.

Question: Joshua Oehler said if they have the proposed driveway it would create a loop road, but he asked if that proposed access road would be a private drive.

Answer: Catherine Lorbeer answered that it most likely would be.

Chair Sippel called for further comments for Staff. Seeing none, he closed the Public Hearing and brought the discussion back to the dais.

Comment: David Cavenee said initially had the same concern as Commissioner Oehler. He said it looked a little narrow on the plan, but as he looks at it and sees that it is 242' less 15' for the front landscape setback, and with an additional reduction for some parking in the front, it should still be adequate. He said that usually Business Park buildings are typically 60' deep. He said you don't usually want to go too much deeper or you start losing the effectiveness of your frontage. He said even if they were 90' deep, they would still have plenty of room. He said he thinks it just looks a little narrow because of the mass of the site. He thinks there will be plenty

of room to do what they need to do. He said he can see it being a nice Business Park use behind this center. He said he is in support of this use.

Chair Sippel asked for any additional comments or questions. Seeing none, he called for a motion, noting that they would make separate motions on Items 12 and 13.

David Cavenee made a **MOTION** to approve Item 12, GP17-1004, Morrison Ranch Power and Elliot Commercial; seconded by Brian Johns; motion passed unanimously.

Motion passed 7-0

Chair Sippel then called for a motion to approve Item 13, Z17-1009, Morrison Ranch Power and Elliot Commercial.

Vice Chair Andersen made a **MOTION** to approve Item 13, Z17-1009, Morrison Ranch Power and Elliot Commercial; seconded by Brian Johns; motion passed unanimously.

Motion passed 7-0

15. DR17-1084, GREENFIELD WATER RECLAMATION PLANT, PHASE III EXPANSION: SITE PLAN, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR THE EXPANSION OF AN EXISTING PUBLIC FACILITY, GENERALLY LOCATED SOUTHWEST OF THE SOUTHWEST CORNER OF GERMANN AND GREENFIELD ROADS AND ZONED PUBLIC FACILITY/INSTITUTIONAL (PF/I), SUBJECT TO CONDITIONS.

STAFF RECOMMENDATION

Make the Findings of Fact and approve DR17-1084, Greenfield Water Reclamation Plant, Phase III Expansion: site plan, grading and drainage, elevations, floor plans, lighting, colors and materials for the expansion of an existing public facility, generally located southwest of the southwest corner of Germann and Greenfield Roads and zoned Public Facility/Institutional (PF/I), subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 2, 2017 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Any roof mounted equipment shall be fully screened by a parapet wall.

Planner Nichole McCarty began her presentation on Item 15, DR17-1084, Greenfield Water Reclamation Plant, Phase III Expansion. She shared the location of the project at the southwest

corner of Germann and Greenfield Road in the Santan Character Area. She said the site sits in the middle of a sea of Public Facility/ Institutional (PF/I) zoning and is a 49 acre site. She said it sits quite far away from any of the Town's Single Family residential zoning. She shared an aerial of the site as it is built today. She noted the location of the vacant land on the site. She said that two phases of this project have been completed and this is for Phase III and she indicated that there would be future phases until the site is completely built-out. She shared some site history. She said the Greenfield Water Reclamation Plant services Gilbert, City of Mesa and the Town of Queen Creek and produces Class A+ reclaimed water. She said it is also a regional solids handling facility. She said Phase 1 was completed in 1999 and Phase II was completed in 2007. She said Phase III will expand the capacity of the plant to 30 million gallons per day average annual daily flow (AADF). She said additional phases will be required to reach build-out.

Planner McCarty said there was a Citizen's Review Committee in 2002 and they reviewed the plant design in great detail and helped choose the colors and materials. She shared a color-coded map that showed the different phases. She said that the color blue indicated what is existing, the color green is Phase III and the color purple represented full build-out. She shared the site plan, noting that there are two access points to the site. She said there is a full network of roadways within the site. She said there is also a 13' perimeter wall around the plant and that will not be modified as part of this project, nor will any of the landscaping. She shared a summary list of the proposed projects associated with the Phase III expansion. These are listed below:

- Headworks Facilities
 - Headworks Building No. 2 – Height: 26'-5"
 - Headworks Electrical Building – Height: 18'-0"
- Primary Sedimentation Facilities
 - One (1) new basin
 - Sludge/Scum pumping facility
 - Electrical room – Height: 18'-8"
- Secondary BNR Facilities
 - Two (2) new aeration basins
 - Minor modifications to existing basins
- Secondary Clarification Facilities
 - (3) new secondary clarifier basins
 - RAS/SCUM Pump Station – Height: 16'-8"
- Tertiary Filtration Facilities
 - Eight (8) new tertiary filters and associated equipment
 - Expanded filter complex shade structure – Height: 27' - 4"
- Disinfection Facilities
 - Two (2) new chlorine contact basins
 - New chemical storage and feed facility covered shade structure – Height: 28'-6"
- Solids Handling Facilities
 - Three (3) story primary sludge screening facility – Height: 55'-0"

- One (1) new dewatering centrifuge and other equipment (internal to building)
- Digestion Facilities
 - Two (2) new egg-shaped anaerobic digesters – Height: 57’-0”
 - Two (2) new waste gas flares to replace existing 50’-0” flares - New height: 30’-0”
- Odor Control Facilities
 - Expansion of existing system to include three (3) new wet chemical scrubbers and supporting storage and equipment.

Planner McCarty noted that she had underlined those projects that would be visible to the public and extend higher than the 13’0” perimeter wall. She then shared renderings of the two proposed Headworks Facilities building. She said both buildings match existing colors and materials. She said all of the proposed building will basically be duplicates of what is already on site currently. Additionally, she shared a rendering of the Solids Handling Facility on the west side of the plant. She said that in the northeast corner of the plant, under Disinfection Facilities, there will be a new shade structure. She also shared a rendering of the egg shaped buildings which are the Digestion Facilities. She said they would be adding two more of those buildings. She said they are 57’ in height. She told the Commission that Staff is recommending approval. She informed the Commission that she had not gone through every single proposed building because they were very similar, but she pointed out that each of the buildings are included in the Commissioner’s Staff packets.

Chair Sippel reminded those in attendance that the Town is the applicant, so they won’t need to come up and make a presentation. He then invited any members of the public that wished to speak on Item 15, DR17-1084 to fill out a comment card. Seeing none, he asked the Commission if they had any questions or comments for Planner McCarty.

Question: David Cavenee asked if they had a street view elevation of what this looks like.

Answer: Nichole McCarty shared the closest thing she had to a street view elevation which was the cover of her presentation. She said that picture is looking into the facility from the main entry gate.

Question: David Cavenee asked about the one domed shaped unit and asked if that was the 57’ building and if it was equivalent to the one they would be seeing in the Phase III expansion project.

Answer: Nichole McCarty answered affirmatively.

Comment: David Cavenee said they aren’t fully screened obviously since they are 57’ tall, but he said they are not unattractive and they appear to be well done. He said he had just wondered what they looked like from the street.

Response: Nichole McCarty presented another image of the facility with a view from Greenfield Road.

Question: David Cavenee asked to clarify that all the perimeter fences and walls were already in place and that there were no additions to that, but they were just infilling some of the vacant PAD's within the site with expandable equipment.

Answer: Nichole McCarty answered affirmatively.

Comment: Joshua Oehler said that he knows this site quite well because he coaches many soccer games right next to it. He said that when you drive by it, it completely blends in. He said his only concern is regarding the shade structure and how close the new shade structure would be to the view from the street. He feels that overall the site blends in very well and he is only concerned if they are to place structures much closer to the wall, they might not blend in as well.

Seeing no further comments or questions, Chair Sippel then called for a motion on Item 15, DR17-1084, Greenfield Water Reclamation Plant. Joshua Oehler made a **MOTION** to recommend approval of Item 15, DR17-1084, Greenfield Water Reclamation Plant, Phase III Expansion, subject to Staff Recommendations; seconded by Seth Banda; motion passed unanimously.

Motion passed 7-0

ADMINISTRATIVE ITEMS

Administrative items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which they wish to address. The Commission/Board may or may not accept public comment.

17. Planning Commission Minutes – Consider approval of the minutes of the Study Session and Regular Meeting of July 12, 2017.

Chair Sippel asked for a motion to approve the minutes of the July 12, 2017 Study Session and Regular Meeting. A **MOTION** was made by Vice Chair Brian Andersen to approve the Planning Commission minutes of July 12, 2017, seconded by David Cavenee; motion passed unanimously.

Motion passed 7-0

COMMUNICATIONS

18. Report from Chairman and Members of the Commission on current events.

Chair Sippel shared that Gilbert Public Schools went back to school today. He asked that everyone be safe and follow the new Gilbert safe driving campaign motto: Speed down, Eyes up.

19. Report from Council Liaison

Council Liaison Brigitte Peterson said that Town Council had taken a break for the month of July, so they will head back to the dais on August 3 with a couple of big topics on the agenda. She reiterated that all of the school districts are now back in school. She said she went for a tour that morning at Campo Verde High School. She said there are a lot of kids in the Town, so please keep an eye out for kids crossing streets, buses on roads, and parents taking part in drop off and pick up.

20. Report from Planning Manager on current events.

Catherine Lorbeer was sitting in this evening for Linda Edwards as she was not in attendance. She thanked the Commissioners for their service. She shared that they continue to have significant development activity in the Town. She said in July they received 40 new Planning applications.

ADJOURNMENT

With no further business before the Planning Commission, Chair Sippel adjourned the Regular Meeting at 6:53 p.m.

Kristofer Sippel, Chairman

ATTEST:

Debbie Frazey, Recording Secretary